



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING DEPARTMENT HEARING

*Promoting the wise use of land
Helping build great communities*

MEETING DATE November 7, 2014	CONTACT/PHONE Cody Scheel (805) 781-5157 cscheel@co.slo.ca.us	APPLICANTS George & Janice Koester and Shirley Houchin Trust	FILE NO. COAL 14-0085 SUB2014-00021
EFFECTIVE DATE November 22, 2014			
SUBJECT A request by George & Janice Koester and Shirley Houchin Trust for a Lot Line Adjustment (COAL 14-0085) to adjust the shared property lot line between two parcels of 0.56 and 0.77 acres each, resulting in two parcels with the same size (0.56 and 0.77 acres each) as the original parcels but different configuration of the shared property lot line. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Suburban land use category and is located at 778 & 784 Mesa View Drive (State Highway 1) and 781 Hermosa Vista Way, in the community of Palo Mesa. The site is in the South County Sub Area of the South County (Inland) planning area.			
RECOMMENDED ACTION Approve Lot Line Adjustment COAL 14-0085 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 5 Categorical Exemption was issued on September 24, 2014 (ED14-089)			
LAND USE CATEGORY Residential Suburban	COMBINING DESIGNATION N/A	ASSESSOR PARCEL NUMBERS 075-171-013 & 015	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: None applicable			
LAND USE ORDINANCE STANDARDS: L.U.O. Section 22.22.070 – Subdivision Design Standards for the Residential Suburban land use category			
EXISTING USES: Three single family residences			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Suburban / Residences <i>East:</i> Residential Suburban / Mobile Home Park <i>South:</i> Residential Suburban / Residences <i>West:</i> Residential Suburban / Residences			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works & South County Advisory Council			
TOPOGRAPHY: Nearly level to gently sloping		VEGETATION: Grasses, shrubs, ornamentals	
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Individual on-site septic systems Fire Protection: Cal Fire		ACCEPTANCE DATE: September 19, 2014	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

PROJECT HISTORY:

The proposed lot line adjustment is a re-submittal of lot line adjustment COAL 11-0019 which was previously approved on September 16, 2011, and expired on September 16, 2013. The applicant has decided to re-submit the lot line adjustment with no changes to the previously approved lot line adjustment.

ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the shared lot line between two legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
0.56	Parcel 1 = 0.56
0.77	Parcel 2 = 0.77

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The lot line adjustment will result in the reconfiguration of the shared property lot line which allows for an equal exchange of land (i.e., the resulting parcels are the same size as the existing parcels). The adjustment would achieve compatibility with existing fencing and structures, and bring structures into conformance with current setback regulations. The proposed lot line adjustment does not create more development potential than what exists today. Future development must be consistent with applicable County regulations. The project will not result in the creation of any additional parcels.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcel sizes are below minimum parcel size as set through the General Plan, will remain so after the adjustment, and the existing and proposed parcel sizes will not change; staff has concluded that the proposed adjustment is better than the existing lot line situation and is also consistent with both state and local law.

COMMUNITY ADVISORY GROUP COMMENTS:

No response.

AGENCY REVIEW:

Public Works – No concerns.

LEGAL LOT STATUS:

One of the two existing parcels is a portion of Lot 126 of the Map of Parts of the Ranchos Corral de Piedra, Pismo and Bolsa de Chemisal which was filed for record November 25, 1873, and was legally created by deed at a time when that was a legal method of creating parcels (APN: 075-171-013).

One of the two existing parcels is a portion of Lot 126 of the Map of Parts of the Ranchos Corral de Piedra, Pismo and Bolsa de Chemisal which was filed for record November 25, 1873, and was illegally created by deed at a time when that was not a legal method of creating parcels (APN: 075-171-015). A conditional certificate of compliance was issued and recorded in Volume 2362 of Official Records at Pages 284-5.

Staff report prepared by Cody Scheel and reviewed by Bill Robeson.